

MPDU PRICING STANDARDS

Effective Date: June 14, 2011

Page 1 of 2

UNIT DESCRIPTION						UNIT SIZE		COST			ADDITION/SUBTRACTION ADJUSTMENTS					
Unit Type	No. of Stories	No. of BR	No. of Baths	Basement Included	Base in SF	Min. in SF	Max. in SF	Sq. ft. Cost	Structure Cost	Lot Dev. Cost	Basement Deletion	Bath		Powder Room		Sq. Ft. Change from
												Finished	Rough	Finished	Rough	Base in SF
S.F. Detch.	1-2	3-4	1 ½-2	yes	1,400	1,100	1,500	\$68.00	\$95,200	\$20,100	\$9,000	\$3,300	\$1,100	\$2,200	\$800	\$34.00
Semi-Detch.	1-2	3	1 ½	yes	1,200	1,100	1,400	\$62.00	\$74,400	\$16,500	\$7,700	Prices for bath and powder room adjustments are the same for all units regardless of type				\$31.00
Townhouse/ Four-plex	2-3	2-3	1-1 ½	yes	1,200	1,050	1,300	\$58.00	\$69,600	\$14,200	\$6,300					\$29.00
Townhouse/ Four-plex	2-3	4	2	yes	1,260	1,120	1,400	\$58.00	\$73,080	\$14,200	\$6,100					\$29.00
Piggyback Townhouse	1-2	2-3	1-1 ½	no	1,200	1,050	1,400	\$50.00	\$60,000	\$11,800	N/A					\$25.00
Garden Condo.	2-4	1-3	1-1 ½	N/A	950	650	1,150	\$56.00	\$53,200	\$10,600	N/A					\$28.00
High Rise	5+	0-3	1-1 ½	N/A	850	550	1,100	\$148.00	\$125,800	Note 9	N/A					\$74.00

Allowances:

- 1) For end unit townhouses and back-to-back townhouses, add \$2,600; for end unit piggyback townhouses add \$2,000 for each unit.
- 2) Walkout basement with a 5 foot sliding glass door, add \$1,650; for a unit with a 6 foot door, add \$1,900.

Notes:

- 1) The structure cost will be increased or decreased based on the actual square footage of space constructed at the square foot adjustment factor from the last column. No additions will be made over the maximum floor areas shown (measurements are made from outside wall to outside wall and to center of interior walls).
- 2) The lot development cost does not include the Development Impact Fee or the System Development Charge for water or sewer; these fees will be waived. A letter requesting the waiver which identifies the MPDUs must be sent from the MPDU Section to WSSC and DPS. You must submit a list to the MPDU Office, identifying the MPDUs by lot, block, street address, tax account number, and building permit application, if that is available.
- 3) The cost to install a sprinkler system has not been included in the square foot prices. If the County Code requires the installation of a sprinkler system, the allowable price will be increased for this expense. Contracts or estimates verifying the actual cost of the sprinkler system must be provided to the Department.
- 4) The lot development cost does not include water and sewer house connection fees; the actual cost of the connection fees will be added to the direct construction cost of the unit.
- 5) All four bedroom units, regardless of the unit type, must include two full bathrooms in the base square foot price, and all three bedroom units, regardless of the unit type, must include one and one-half bathrooms in the base square foot price.
- 6) Condominium developments must have FHA approval; the expense of obtaining this approval will be added to the sales price.
- 7) If garage townhouses or detached units are approved for the MPDUs, the cost of constructing the garage will be added to the cost of the basic unit.
- 8) Expandable space will be priced at the cost of constructing the framed in space; estimates or contracts must be provided to the Department for approval. Expandable space must include the installation of heating and air conditioning duct work, rough electrical wiring, rough-in plumbing, and insulation. Walkout basements are not considered as expandable space.
- 9) Lot development costs for high-rise buildings, including parking structures, will be based on cost estimates or construction contracts provided by the developer/builder and approved by the Department.
- 10) The square foot prices are based upon heat pump systems for heating and air conditioning. DHCA will adjust the sales price for units having other HVAC systems.
- 11) Single-family detached, semi-detached, and townhouse structures that do not include a full, unfinished basement must apply the basement deletion.
- 12) Two bedroom townhouses and piggyback townhouses are only permitted for multi-family units.
- 13) All square foot numbers are gross square footage. Gross Square Footage is measured from the outside face of the exterior wall, and includes finished storage space, stairwells and hallways inside the unit, as well as space occupied by interior walls. Gross square footage does not include basement or attic storage areas, common stairwells, and common hallways.
- 14) Rough-in plumbing and electrical installations must the following conditions to qualify for a pricing addition:
 - (a) Plumbing rough-in: the installation of all parts of the plumbing system that can be completed prior to the installation of fixtures, appliances, or equipment must be included. This includes drainage, water supply, vent piping, and necessary supports and backboards. All piping must be tied in and capped off after penetrating the wall or floor surface. Duct work for the future installation of exhaust fans must be installed. Rough-in must pass air or water tests by the applicable BOCA or WSSC Codes.
 - (b) Electrical rough-in: wiring must be installed from service panel box and terminated at an outlet of the appliance or fixture that is to be served.

- 15) The minimum sizes of MPDUs in garden buildings should be as follows: 1 BR = 650 sq. ft.; 2 BR = 800 sq. ft.; 3 BR = 900 sq. ft. The minimum size of MPDUs in high rises should be as follows: 0 BR=550 sq. ft.; 1 BR=575 sq. ft.; 2 BR=725 sq.ft.; 3 BR=875 sq. ft. At the discretion of the Department, the minimum size of any type of unit, by bedroom size, may be reduced to the minimum size of comparable market rate units of the same bedroom size.

Considerations for Additional Unusual Costs:

- 1) DHCA may adjust the allowable sales price of an MPDU if the developer/builder can demonstrate that additional unusual costs have been incurred (i.e., costs not already allowed in the structure or lot development costs) which are directly attributable to and benefit the MPDUs and which are the result of:
 - (a) conditions or fees, such as impact or similar fees imposed by a governmental unit or as condition for building permit approvals;
 - (b) additional considerations or fees as a condition of obtaining governmental financing programs; or
 - (c) additional fees imposed by public utilities.
- 2) Documentation for such costs must accompany the sales offering agreement. Requests for price adjustments must be initiated by the developer/builder. Additional costs for correcting or adapting the usability of marginal land, soils, or topography will not result in an increase in the allowable sale price.

Architectural Compatibility Expenses:

The allowable sales price of an MPDU may be increased to compensate for the cost of modifying the exterior design (including site improvements of the MPDU) that is necessary to make the MPDUs compatible in exterior design with the market-rate units in the subdivision.

- 1) The exterior design elements requested must be similar to those elements used on the market-rate housing units in order to reduce substantial difference in appearance. Compensation may be allowed for exterior facades and the sides of end units, roofing structure and material, window and door treatments, materials for walkways, and similar architectural elements.
- 2) Compensation shall be based upon the cost difference between the exterior design elements included in the calculation of the MPDU allowable structure cost and those design elements for which the builder is requesting compensation. Cost estimates or construction bids that document the difference in cost must be submitted.
- 3) The increase approved for architectural compatibility shall be limited to 10 percent of the allowable base cost for each unit increased by the direct costs percentages listed on the pricing worksheet.

MINIMUM SPECIFICATIONS FOR MPDUs

Effective Date: June 14, 2011

- a) All MPDUs must have a refrigerator, range and range hood, garbage disposal, a rough-in connection for a dishwasher, and complete electrical and plumbing connections and a dryer exhaust for clothes washer and dryer.
- b) Refrigerator must be 14 to 15 cubic feet, frost-free, meeting General Electric "builders" grade specifications. A 30' electric, porcelain enameled range/oven with clock/timer and range hood must be provided as a standard option.
- c) All carpeting must meet minimum FHA specifications.
- d) Unit landscaping must be as designated on the approved site plan.
- e) If a privacy fence is included in the approved site plan for townhouses, end units must have sections on each side of the rear yard.
- f) Piggyback townhouses must be provided with an enclosed space for outside trash storage disposal if required and approved by MNCPPC.
- g) Townhouses must provide access to the rear of the unit through an exterior door with a 2' 8" minimum opening.
- h) A linen closet or storage shelf system within a clothes closet must be included in the unit (\$450 will be added to the price for a separate linen closet).
- i) The main bathroom must include a vanity (\$250 will be added to the base price for each vanity).
- j) A list of options and their respective prices must be submitted with the MPDU Offering Agreement. Selections of options must be at the discretion of the purchaser. Options and their selling price must be listed on a separate addendum to the sales contract.
- k) Garden apartment/condominium units and piggyback townhouses must have sound attenuating materials, such as Gypcrete, in the ceiling/floor assemblies between units.

Item	Single-Family Detached		Semi-Detached	Townhouse			Piggyback Twnhses. (BR/Stories)		Garden Condominiums and Apartments			Elevator			
No. of BR	3	4	3	2	3	4	2	3	1	2	3	0	1	2	3
No. of Baths	1 1/2	2	1 1/2	1	1 1/2	2	1	1 1/2	1	1	1 1/2	1	1	1	1 1/2
Electric Hot Water Heater (gallon)	50	50	50	40	50	50	40	40	40	40	50	30	30	40	40
Gas Hot Water Heater (gallon)	40	40	40	30	40	40	30	40	30	30	40	30	30	30	30

Additional Considerations for High Rise Buildings:

- 1) MPDUs should be located over three or more floors. MPDUs are not required to be located on "premium" floors, and are not required to have "premium" locations on a floor (for example, in terms of view, access to building amenities, etc.).
- 2) No more than 40 percent of the total number of units on any floor should be MPDUs.